



Lakefront Development Opportunity

2300 S LINCOLN MEMORIAL DR.
MILWAUKEE, WI 53207



• PARCEL “L”

- **Acreage:** 6 acres available (part of 44 acres)
- **Classified as Clay Cap Dredged Material Site with Stone Surface and is designed for a commercial marine-related development.**
- **Water, sewer and electric services available from road.** Tenant shall be solely responsible for the installation and purchase of all utility services required by Tenant during the term of their Lease.
- **Easy access:**
 - Lakefront area just minutes from downtown Milwaukee.
 - Exit 3 off Interstate 794
 - Access to Mississippi River and its tributaries
 - Access to Atlantic Ocean via the Great Lakes and St. Lawrence Seaway.

Rental Rates:

- \$175,000 per year Lease— 6 acres of bare ground.
Note: Land cannot be sold according to Article IX, Section 1, of the Wisconsin Constitution and incorporated in Chapter 30 of the Wisconsin Statutes.
- Cranes and other equipment available for rent based on the current Port Tariff rates.
- Passenger, auto, or other transportation throughput may be subject to port fees.

Rental Considerations:

- The Port Director shall bring a rental opportunity to its Board of Harbor Commissioners for consideration. Any lease is contingent on BHC and Common Council approval.
- The Port is cognizant of the Bay View neighborhood, and any loud, odorous or 24 hour operations may not be considered.
- As an economic driver, job creation and investment is a priority.
- Long term leases are available based on investment to the property.
- Property is adjoined to the Lake-Express High Speed Ferry.
- Development approval subject to WisDNR Regulations

Available Reports:

- A U.S. Army Corps of Engineers report “Dredged Material Disposal Facilities on the Great Lakes”
- An EPA Report-October 2003 “Dredged Material Reclamation at Jones Island Disposal Facility”

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This is provided as information purposes only and the representations made herein, though thought to be accurate, are without warranty. The Port reserves the right to reject any and all proposals for any reason at its sole discretion, to negotiate the terms and conditions of an eventual lease, and to impose use restrictions, if necessary.